



The Orchards, Kenn Road

Kenn, Clevedon

A charming 4/5-bedroom home set in approximately 3.2 acres, with stables (ideal for equestrian use), a hay barn, and a garage. Featuring spacious living areas, a large kitchen, and a beautiful garden, it's an ideal family home

Council Tax band: D

EPC: D

Tenure: Freehold

All Mains Services

- Approx 3,022 sq.ft. accommodation and outbuildings
- Well-presented 4/5-bedroom property
- Set within 3.2 acres, including three well-maintained paddocks
- Two stables, a hay barn, a tractor store with tack room, and a garage with mezzanine storage.
- South-facing garden, patioed courtyard, and an orchard with apple and plum trees
- Ideal for equestrian use
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







The Orchards Kenn Road

Kenn, Clevedon

Set in an attractive rural location, The Orchards is a much-loved family home offering a rare combination of generous living space, practical outbuildings, and approximately 3.2 acres of well-maintained grounds. The property has been well cared for and provides both comfortable family living and excellent equestrian or smallholding potential.

The property is approached via a double-gated driveway, with ample parking. A charming front door opens into a spacious entrance hallway with practical tiled flooring, a traditional recessed fireplace with beam over and stairs to the first floor. It is a lovely welcoming space which also serves as a formal dining area. To the left, a generously sized kitchen/breakfast room provides an inviting family space which is flooded with natural light from multiple windows and has lovely views over the garden. It includes a central island, a low-level gas hob, an integrated dishwasher, a low-level double oven and space for a microwave. There is also ample space for a dining table, making it the perfect setting for both everyday meals and family gatherings.

Returning to the hallway, on your left, the sitting room offers a warm and cosy space, featuring a log burner set within an attractive stone fireplace, with alcoves to either side with built in shelving. Dual-aspect windows and a door leading to the garden create a bright and welcoming atmosphere. A lift provides access to the upper floor, ensuring convenience and accessibility.

At the rear of the property, a utility room provides additional storage and workspace and also incorporates a downstairs cloakroom. From here, a door leads out to a courtyard which offers a sunny outdoor space thanks to the south facing orientation and features an original and functioning Well.

Upstairs, there are five bedrooms, offering flexible accommodation to suit a variety of needs. The principal bedroom, located at the front of the house, has a spacious en-suite shower room. The remaining four bedrooms are well-proportioned, with bedroom 3 accessed via bedroom 4 and featuring a walk-in wardrobe.



Bedroom 5 includes access to the lift, making it ideal for guests or multi-generational living. A well-appointed family shower room, complete with a Velux window, completes the first floor.

Outside

The Orchards is set within grounds of just under four acres, including three well-maintained, flat paddocks totalling approximately 2.9 acres, making it ideal for equestrian use. A long private driveway extends down the side of the property, providing ample parking for multiple vehicles. The property also benefits from several outbuildings, including two stables, a hay barn, a garage with mezzanine storage, and a tractor store with an adjoining store/tack room.

The grounds include a delightful orchard in the paddock closest to the house, featuring a selection of apple and plum trees. Planted borders and a patio area near the house provide a perfect spot to enjoy the south-facing garden, making it the ideal setting to relax and take in the peaceful surroundings.



Kenn Road, BS21

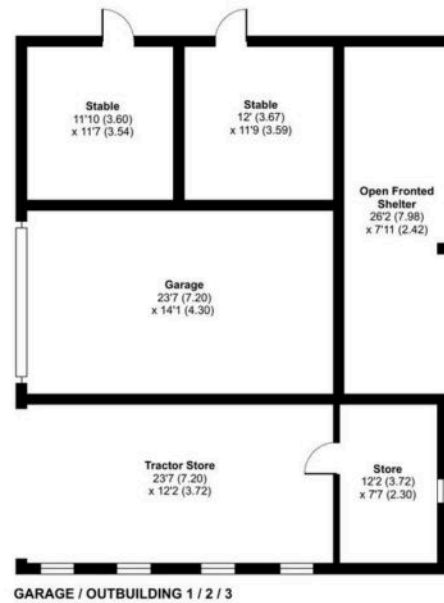
Approximate Area = 2034 sq ft / 188.9 sq m (excludes open fronted shelter)

Garage = 333 sq ft / 30.9 sq m

Outbuildings = 655 sq ft / 60.8 sq m

Total = 3022 sq ft / 280.7 sq m

For identification only - Not to scale



Location

Kenn is a quaint rural parish in North Somerset, located just three miles from the sought-after Victorian coastal town of Clevedon. Clevedon, mentioned in the Domesday Book, is a thriving town with excellent amenities and transport links. Situated about a mile from Junction 20 of the M5, it offers easy access to Bristol, the South West, and beyond.

The town's picturesque seafront is home to the beautifully restored Grade II listed Victorian pier, while Hill Road—lined with elegant Victorian houses—features a selection of independent boutiques, cafés, and restaurants. Clevedon also boasts a variety of shops in the Triangle area and the much-loved Curzon Cinema, one of the oldest independent cinemas in the UK.

For commuters, Yatton Railway Station is just a few miles away, offering high-speed services to London Paddington in under two hours. Bristol International Airport is also within easy reach, making domestic and international travel convenient. Additionally, the prestigious Cadbury House in nearby Congresbury provides an award-winning health club, spa, and hotel.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Robin King LLP. REF: 1256227



Kenn Road, BS21

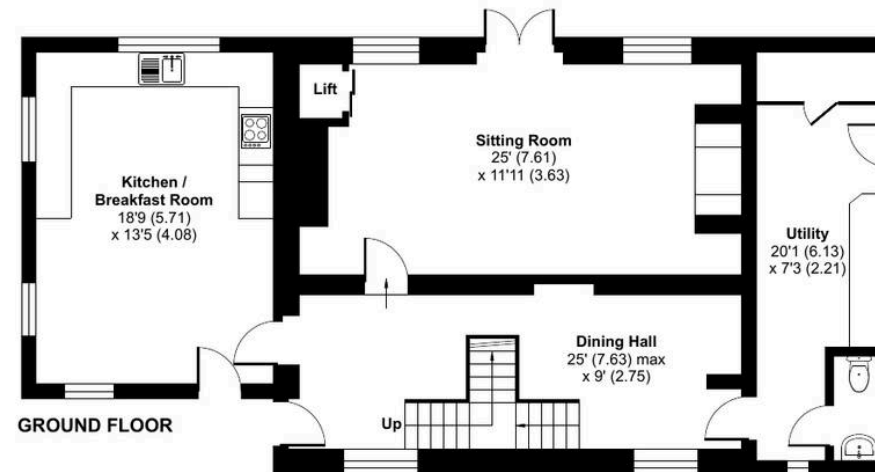
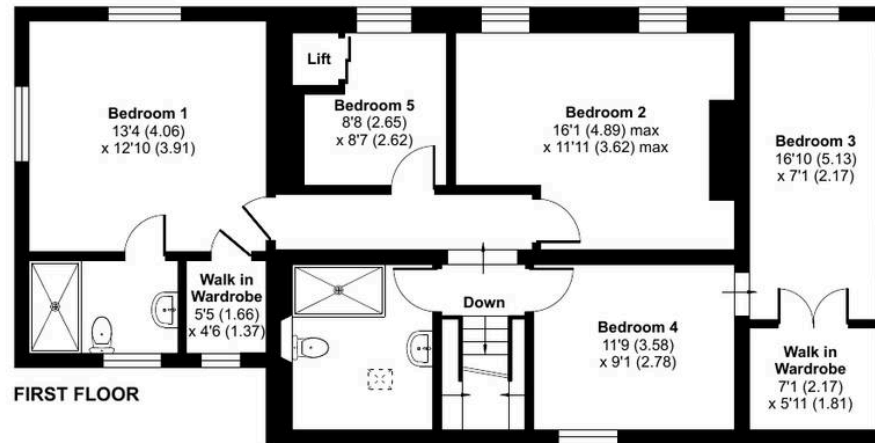
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